008.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,900 / 738,900
					USE VALUE:	738,900 / 738,900
					ASSESSED:	738,900 / 738,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOLFSON PAMELA J--ETAL	
Owner 2:	LA RUE ALAN J	
Owner 3:		
Street 1:	67 NEWCOMB ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,484 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1955 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3484.000	318,800	500	419,600	738,900
Total Card	0.080	318,800	500	419,600	738,900
Total Parcel	0.080	318,800	500	419,600	738,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.95 | /Parcel: 377.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 7593
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

!815!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,800	500	3,484.	419,600	738,900	738,900	Year End Roll	12/18/2019
2019	101	FV	243,900	500	3,484.	445,800	690,200	690,200	Year End Roll	1/3/2019
2018	101	FV	243,700	300	3,484.	325,200	569,200	569,200	Year End Roll	12/20/2017
2017	101	FV	243,700	300	3,484.	283,200	527,200	527,200	Year End Roll	1/3/2017
2016	101	FV	243,700	300	3,484.	241,300	485,300	485,300	Year End	1/4/2016
2015	101	FV	237,800	400	3,484.	236,000	474,200	474,200	Year End Roll	12/11/2014
2014	101	FV	237,800	400	3,484.	194,100	432,300	432,300	Year End Roll	12/16/2013
2013	101	FV	237,800	400	3,484.	184,600	422,800	422,800		12/13/2012

PRINT

Date	Time
12/10/20	16:32:00

LAST REV

Date	Time
09/11/18	11:13:09

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 815

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16089-389		4/1/1985		118,000	No	No		Y

USER DEFINED

Prior Id # 1:	7593
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	920	Add Bath	68,312	O				
5/15/2012	616	Rep.Chim	8,450					
7/14/2006	586	Porch	34,436			G8	GR FY08	REDO BMT BTH
8/12/2004	797	Manual	9,780					repairs to cellar
7/5/2000	514	Redo Bat	11,000	C		G6	GR FY06	GUT EXISTG BTH TO
6/23/1994	307		2,400					ADD 6X10 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	294	PATRIOT
1/31/2007	Permit Visit	BR	B Rossignol
4/11/2005	Permit Visit	BR	B Rossignol
9/23/1999	Meas/Inspect	264	PATRIOT
8/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3484		Sq. Ft.	Site		0	80.	1.51	1									419,616						419,600	

Total AC/HA: 0.07998 | Total SF/SM: 3484 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,616 | Spl Credit | Total: 419,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	170.387
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391697
Depreciation:	72856
Depreciated Total:	318842

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

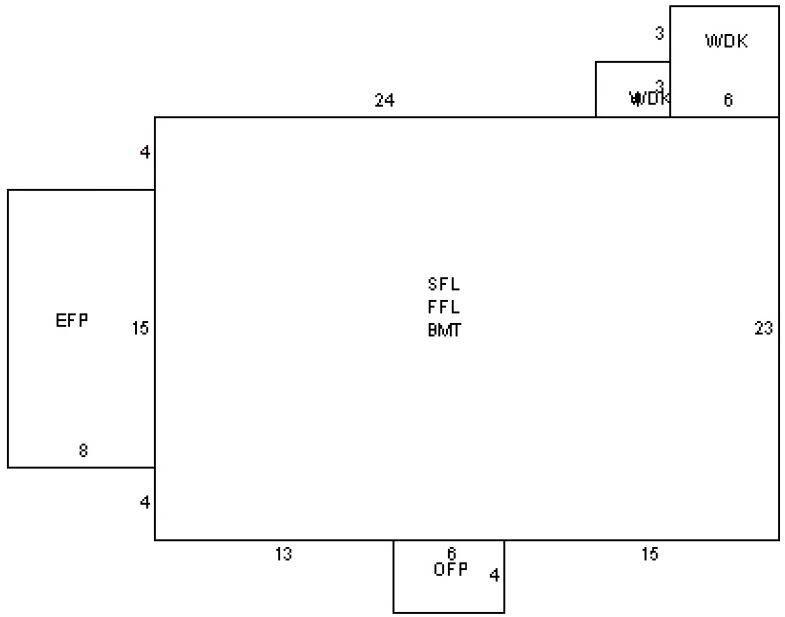
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.39
Special Features:	0	Val/Su Net:	129.59
Final Total:	318800	Val/Su SzAd	214.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	782	60.930	47,647
FFL	First Floor	782	170.390	133,242
SFL	Second Floor	704	170.390	119,918
EFP	Enclos Porch	120	50.400	6,048
WDK	Deck	48	16.160	775
OFP	Open Porch	24	44.430	1,066

Net Sketched Area:	2,460			Total:	308,696
Size Ad	1485.7999	Gross Are	2538	FinArea	1955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X16	A	AV	1990	5.18	T	23.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500